

For Sale

Retail Property

\$325,000



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1029 Canton Rd

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Carrollton, Ohio 44615

Property Description

Within "Federal Opportunity Zone"
Excellent redevelopment opportunity
~1.59 acres prime Canton Rd (SR 43) location
~2,160 SF building on site
Per acre cost less than other comparable properties
Zoned - B1
Taxes \$3,932.08 /year

OFFERING SUMMARY

Sale Price	\$325,000
Lot Size	1.59 Acres
Building Size	2,160 SF

For more information

Bryce Custer

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SALE PRICE: **\$325,000**

COUNTY: **Carroll**

LOT SIZE: **1.59 Acres**

BUILDING SIZE: **2,160 SF**

YEAR BUILT: **1978**

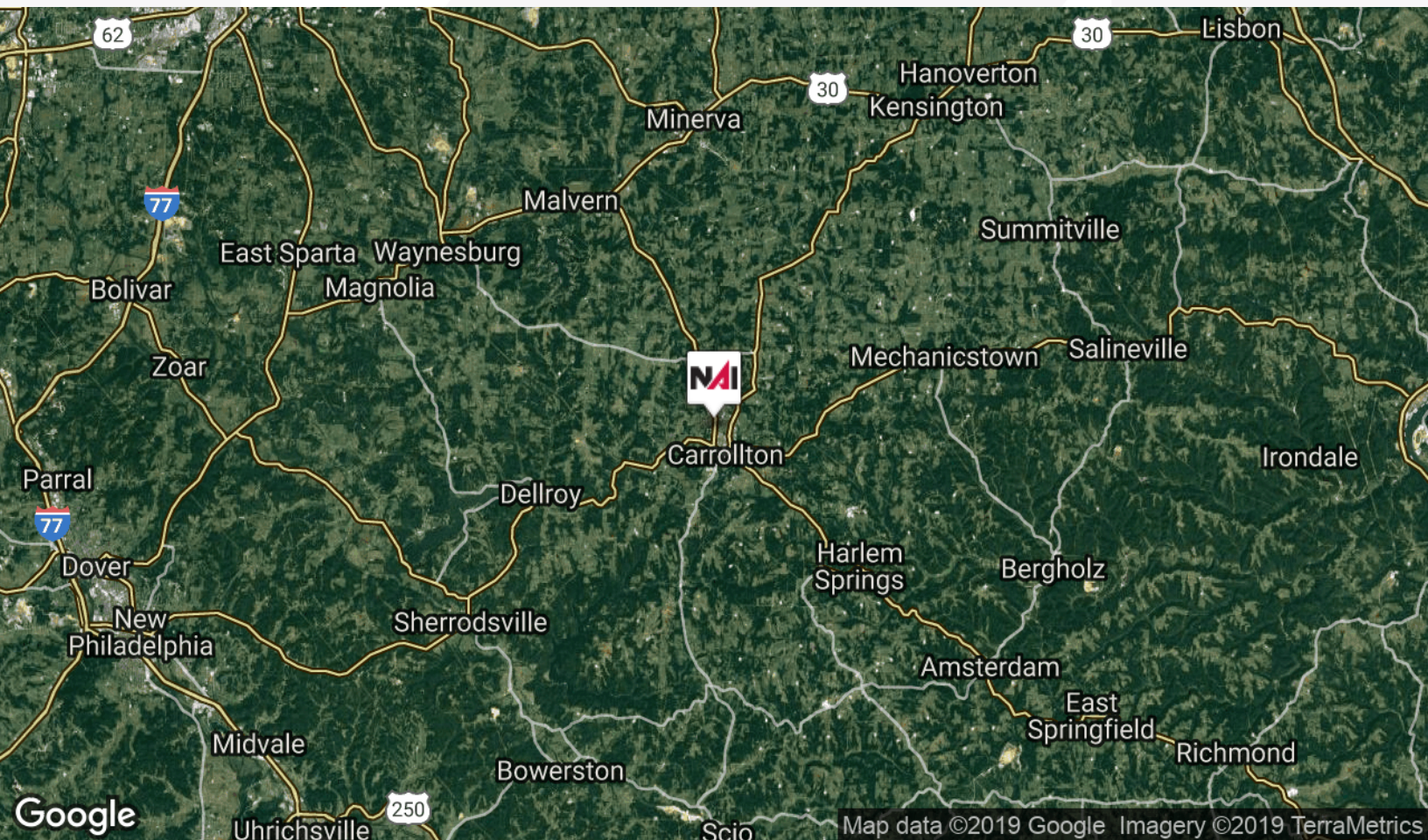
ZONING: **B-1, Commercial**

TRAFFIC COUNT: **14,010 - Daily**

Property Highlights

- Excellent location on primary street in Carrollton
- Brick and block construction
- Drive up window with canopy
- 30+ Parking spots
- All utilities at site
- Value is in the land

Location Maps



Retailer Map



Google

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Bryce Custer

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Memberships & Affiliations

Bryce is a CCIM and MRICS designee, and a member of SIOR Society of Industrial and Office Realtors

Education

Bryce has a Bachelor's Degree in Chemistry from Kent State University

Professional Background

Bryce Custer realized the need for commercial real estate services to help with petrochemical and derivatives companies locating in the Ohio River Corridor in anticipation of upstream and downstream activity from the Shell Chemical petroleum cracker plant in Monaca, PA. From this realization Ohio River Corridor, LLC, was born.

Custer brings with him experience in all aspects of commercial real estate including acquisition, disposition and development of office, retail and industrial projects. As an active real estate investor for over 20 years, Custer understands the challenges facing both buyers and sellers in sale and lease transactions. Utilizing his experience from prior businesses, he works to discover critical success factors to develop solutions that meet the needs of both parties.

Custer was also the owner of Leadership Development Centers, a sales and management firm affiliated with Wilson Learning Corporation. Custer worked with numerous clients throughout northeastern Ohio and Charlotte, North Carolina in the area of managerial and sales development. In 2001, the firm was sold in order to focus on real estate ventures.

Prior to real estate investing, Custer was an environmental chemist at Wadsworth/Alert Laboratories (now known as TestAmerica). While at Wadsworth/Alert he was instrumental in meeting the needs of clients as GC/MS analyst, Sr. Project Manager and Assistant Laboratory manager for ten years.